

1 BILL NO. R-96-06-09

2 DECLARATORY RESOLUTION NO. R-32-96

3 A DECLARATORY RESOLUTION designating an  
4 "Economic Revitalization Area" under I.C. 6-  
5 1.1-12.1 for property commonly known as 231  
6 Baker Street, Fort Wayne, Indiana 46802.  
(Baker Street Station, LLP)

7 WHEREAS, Petitioner has duly filed its petition dated May  
8 29, 1996 to have the following described property designated and  
9 declared an "Economic Revitalization Area" under Section 153.02  
10 of the Municipal Code of the City of Fort Wayne, Indiana, of  
11 1993, as amended, and I.C. 6-1.1-12.1, to wit:

12 Attached hereto as "Exhibit A" as if a part herein;

13 and  
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15 WHEREAS, said project will create two full-time additional,  
16 permanent jobs for a total additional, annual payroll of \$45,000,  
17 with the average new, annual job salary being \$22,500 and retain  
18 28 full-time permanent jobs and one part-time permanent job at a  
19 current, annual payroll of \$795,137, with the average current  
20 annual job salary being \$27,419; and

21 WHEREAS, the total estimated project cost is \$900,000; and

22 WHEREAS, it appears the said petition should be processed to  
23 final determination in accordance with the provisions of said  
24 Division 6.  
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1                   NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
2 CITY OF FORT WAYNE, INDIANA:

3                   SECTION 1. That, subject to the requirements of Section 6,  
4 below, the property hereinabove described is hereby designated  
5 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
6 12.1. Said designation shall begin on the effective date of the  
7 Confirming Resolution referred to in Section 6 of this Resolution  
8 and shall terminate on March 1, 1999.

9                   SECTION 2. That, upon adoption of the Resolution:

- 10                   (a) Said Resolution shall be filed with the Allen County  
11                   Assessor;
- 12                   (b) Said Resolution shall be referred to the Committee on  
13                   Finance and shall also be referred to the Department of  
14                   Economic Development requesting a recommendation from  
15                   said department concerning the advisability of  
16                   designating the above area an "Economic Revitalization  
17                   Area";
- 18                   (c) Common Council shall publish notice in accordance with  
19                   I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption  
20                   substance of this resolution and setting this  
21                   designation as an "Economic Revitalization Area" for  
22                   public hearing;
- 23                   (d) If this Resolution involves an area that has already  
24                   been designated an allocation area under I.C. 36-7-14-  
25                   39, then the Resolution shall be referred to the Fort  
26                   Wayne Redevelopment Commission and said designation as
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1 an "Economic Revitalization Area" shall not be finally  
2 approved unless said Commission adopts a Resolution  
3 approving the petition.

4 **SECTION 3.** That, said designation of the hereinabove  
5 described property as an "Economic Revitalization Area" shall  
6 apply to a deduction of the assessed value of real estate.

7 **SECTION 4.** That, the estimate of the number of individuals  
8 that will be employed or whose employment will be retained and  
9 the estimate of the annual salaries of those individuals and the  
10 estimate of the value of redevelopment or rehabilitation, all  
11 contained in Petitioner's Statement of Benefits, are reasonable  
12 and are benefits that can be reasonably expected to result from  
13 the proposed described redevelopment or rehabilitation.

14 **SECTION 5.** That, the current year approximate tax rates for  
15 taxing units within the City would be:

- 16 (a) If the proposed development does not occur, the  
17 approximate current year tax rates for this site would  
18 be \$8.8982/\$100.
- 19 (b) If the proposed development does occur and no deduction  
20 is granted, the approximate current year tax rate for  
21 the site would be \$8.8982/\$100 (the change would be  
22 negligible).
- 23 (c) If the proposed development occurs and a deduction  
24 percentage of fifty percent (50%) is assumed, the  
25 approximate current year tax rate for the site would be  
26 \$8.8982/\$100 (the change would be negligible).
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**SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

**SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years.

**SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 9.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay, City Attorney



Read the first time in full and on motion by Henry,  
and duly adopted, read the second time by title and referred to the  
Committee on Finance (and the City Plan Commission  
for recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Council Conference Room 128, City-County Building, Fort  
Wayne,, Indiana, on 6-11-96, the 11 day of June  
19 M., E.S.T. at 10:00 o'clock

DATED: 6-11-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,  
and duly adopted, placed on its passage. PASSED LOST  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS				<u>✓</u>
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY				<u>✓</u>
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 6-11-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R. 32-96  
on the 11<sup>th</sup> day of June, 19 96

ATTEST:

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)  
DD Schmidt  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 13<sup>th</sup> day of June, 19 96,  
at the hour of 3:00 o'clock P, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 17<sup>th</sup> day of June,  
19 96, at the hour of 10:00 o'clock A M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
  2. Installation of new manufacturing equipment; ☐ Yes ☐ No
  3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. Other limitations or conditions (specify) \_\_\_\_\_
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:  
☐ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>James J. Schmitt</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>6-11-86</i>
Attested by: <i>Richard E. Kennedy</i>	Designated body <i>Comm. Council</i>	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



**STATEMENT OF BENEFITS**

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

**CITY OF FT WAYNE****FORM  
SB - 1**

MAY 29 1996

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the economic revitalization area **DEPT. OF ECONOMIC DEVELOPMENT** the Public Hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require **STATEMENT OF BENEFITS**. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

**SECTION 1****TAXPAYER INFORMATION**

Name of taxpayer Baker Street Station, LLP	
Address of taxpayer (street and number, city, state and ZIP code) 231 Baker Street, Fort Wayne, IN 46802 Post Office Box 12214, Fort Wayne, IN 46863-2214	
Name of contact person Victor L. Martin	Telephone number (219) 422-7994

**SECTION 2****LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body FORT WAYNE COMMON COUNCIL		Resolution number R	
Location of property 231 Baker Street	County Allen	Taxing district FW-Wayne	
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) New mechanical, electrical and plumbing systems, new exterior windows, interior surfaces and finishes for new office space on east side of building. Insulate all exterior walls. DEC	ESTIMATED		
		Start Date	Completion Date
	Real Estate	6/96	DEC 1/97 6/98
	New Mfg Equipment	N/A	N/A

**SECTION 3****ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
29	795,137	29	795,137	2	45,000

**SECTION 4****ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	DEC	undetermined		
Plus estimated values of proposed project	500,000 900,000	166,667 300,000		
Less values of any property being replaced	0	DEC		
Net estimated values upon completion of project	500,000 900,000			

DEC

**SECTION 5****WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) N/A Estimated hazardous waste converted (pounds) \_\_\_\_\_

Other benefits: Investment in downtown revitalization, employment of 30+ people, putting the property on the tax rolls for the first time in 82 years, and the refurbishment of a historical building.

**SECTION 6****TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Title Partner	Date signed (month, day, year) May 29, 1996
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ANDERSON SURVEYING, INC.

324 Henry Avenue  
Fort Wayne, Indiana 46808  
Phone: (219) 483-1724  
Fax: (219) 482-6855

EXHIBIT A

LAT OF SURVEY (Sheet 2)  
SURVEYOR'S REPORT

RECORDED DESCRIPTION OF REAL ESTATE:

Present Owner: City of Fort Wayne  
Document #91-31281)

Lots 36, 37, 38, 39, 40, 41, 42, Lot 35 except the West 12 feet, Lot 43 except the East 12 feet (Dec. Res. 241-1912), also except that part of Lot 43 described as follows:

Beginning on the North line of said Lot 43, West 16 feet from the Northwest corner of the East 12 feet of said Lot; thence East 16 feet along said North line to the Northwest corner of the East 12 feet of said Lot 43; thence South 45 feet along the West line of said East 12 feet; thence Northwesterly to the point of beginning.

Also the vacated alley South of the above described Lots (Dec. Res. 241-1912).

Also vacated Webster Street (Dec. Res. 241-1912).

ALL being in Bakers Addition to the City of Fort Wayne (Wayne Township, Section 11, Township 30 North, Range 12 East, Allen County, Indiana), as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, containing in all 1.547 acres of land, subject to all legal right-of-ways, legal drain tiles and all easements of record located thereon.

ALSO SUBJECT to a PUBLIC INGRESS AND EGRESS EASEMENT, being more particularly described as follows, to wit:

Lots Numbered 36 and 37, Lot Numbered 35 except the West 12 feet thereof and the East 40 feet of Lot Numbered 39 all in Bakers Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.

TOGETHER with the West 47 feet of vacated Webster Street (Declaratory Resolution 241-1912) as vacated in Bakers Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.

TOGETHER with the vacated alley (Declaratory Resolution 241-1912) lying South of the above described parcels and that portion lying South of Lot Numbered 40 and South of the West 20 feet of Lot Numbered 41 all in Bakers Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1 Chapter 12, Section 1 through 29 of the Indiana Administrative Code, the following observation and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Variances in the reference monuments:
- (b) Discrepancies in record descriptions and plats:
- (c) Inconsistencies in lines of occupation and:
- (d) Random errors in measurement (Theoretical Uncertainty).

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.50 feet) as defined in I.A.C. 865.

This survey is a resurvey of that real estate described in Quitclaim Deed from Consolidated Rail Corporation to the City of Fort Wayne, dated July 26, 1991, and recorded in Document #91-31281 in the Office of the Recorder of Allen County, Indiana. The Lots were established relative the Plat as recorded. The boundary lines of said Real Estate were retraced during this survey on the basis of survey monuments found in agreement with the dimensions appearing on the deed of said Real Estate. Lines of possession (fences, lawns, etc.) were essentially in agreement with the boundary lines as retraced this survey.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: None as noted relative the above described parcel.

All found survey monumentation is of unknown origin unless noted otherwise. All set rebar are 5/8 inch by 24 inch with caps stamped "ANDERSON - FIRM #0029". See Survey Drawing. Reference survey by Anderson Surveying, Inc. (dated January 7, 1991), Survey No. 90-17-151.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: The Description as recorded removes the North three (3) feet of adjoining Lots to the South as originally described and surveyed. Meas. (M) indicates measured dimension. Plat (P) indicates platted dimension. Rec. (R) indicates recorded dimension. Calc. (C) indicates calculated dimension. See Survey Drawing.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: None noted.

Title 865 of Indiana Administrative Code 1-12-12 requires this survey be recorded in the Recorders Office of said County. Please see that a copy of the attached survey drawing and this surveyor's report are made an exhibit of the Deed for recording purposes.

The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Anderson Surveying, Inc. should be notified of any additions or revisions that may be required.

The residence located on this property is in Zone "X" (Not in flood) as location plots by scale on Flood Insurance Rate Map 18003 C0260 D, effective September 28, 1990. The accuracy of this statement is subject to map scale uncertainty and to any other uncertainty in location or elevation relative said map.

This is certified as a Class C Survey in accordance with the Indiana Survey Standards.

Field Survey completed the 2nd day of May, 1996.

Certified this 8th day of May, 1996.  
Surveyed for: City of Fort Wayne  
Survey Number: 90-17-151



MAY 29 1996

## FOR STAFF USE ONLY:

Declaratory Passed \_\_\_\_\_ 19\_\_\_\_  
 Confirmatory Passed \_\_\_\_\_ 19\_\_\_\_  
 \_\_\_\_\_ FT Jobs Currently  
 \_\_\_\_\_ PT Jobs Currently  
 \$ \_\_\_\_\_ Current Average Annual Salary

## DEPT. OF ECON DEVL.

\_\_\_\_\_ FT Jobs to be Created  
 \_\_\_\_\_ PT Jobs to be Created  
 \$ \_\_\_\_\_ Avg Annual Salary of all New Jobs  
 \_\_\_\_\_ FT Jobs to be Retained  
 \_\_\_\_\_ PT Jobs to be Retained  
 \$ \_\_\_\_\_ Avg Annual Salary of all Retained Jobs

**ECONOMIC REVITALIZATION AREA APPLICATION**  
**CITY OF FORT WAYNE, INDIANA**

## APPLICATION IS FOR:

Real estate key no. 92-2087-5035

(Check appropriate box[es] below)

☒ Real Estate Improvements ..... Total cost of improvements: 900,000 DEC  
☐ Personal Property (New Manufacturing Equipment) ..... Total cost of improvements: 500,000

TOTAL OF ABOVE IMPROVEMENTS: 900,000 DEC  
500,000

## GENERAL INFORMATION

Taxpayer's name: Baker Street Station, LLP Telephone: 219/422-7994Address listed on tax bill: 231 Baker StreetName of applicant's business: Martin, Riley & Mock, Inc., Martin Riley Mock architects/consultantsName of business to be designated, if applicable: N/A

DBA: \_\_\_\_\_

Address of property to be designated: 231 Baker StreetContact person if other than above: Name: Victor L. Martin Telephone: 219/422-7994Address: 231 Baker Street, PO Box 12214, Fort Wayne, IN 46863-2214☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: \_\_\_\_\_

Describe the product or service to be produced or offered at the project site? Architectural design and roof consulting services



In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

The train station has been vacant for approximately 7 years. The building has no electrical, mechanical, or plumbing & therefore is unable to be occupied in its present state. Lack of development of this 82 year old structure is causing serious deterioration to the interior & exterior. The property was previously owned by the State and most recently by the city. It has never been on the tax rolls.

### **REAL ESTATE ABATEMENT**

Complete this section of the application **only** if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: 24,000 sf historically significant arts and crafts style train station built in 1914 with 10,000 sf basement

Describe the condition of the structure(s) listed above: The roof and parking lot has been renovated. The interior is currently unusable. (No electrical or mechanical systems, no exterior windows)

Describe improvements to be made to property to be designated: New electrical & mechanical systems, new windows, new interior surfaces & finishes for the new office spaces in Phase I. Insulate all exterior walls. Phase II: New electrical, minor mechanical, new interior surfaces & finishes. DEC

Projected construction start (month/year): June 1996

Projected construction completion (month/year): Phase I January 1997, Phase II June 1998

Current land assessment: \$ undetermined Current improvements assessment: \$ undetermined

Current real estate assessment: \$ undetermined Current property tax bill on site to be designated: \$ undetermined

What is the anticipated first year tax savings attributable to this designation? \$ unknown 18,686 DEC

How will you use these tax savings? Interior building improvements



## PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated: \_\_\_\_\_

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☐ Yes ☐ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: \_\_\_\_\_ Equipment installation date: \_\_\_\_\_

Current personal property tax assessment: \$ \_\_\_\_\_ Annual personal property tax bill: \$ \_\_\_\_\_

What is the anticipated first year tax savings attributable to this designation? \$ \_\_\_\_\_

How will you use these tax savings? \_\_\_\_\_

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## PUBLIC BENEFIT INFORMATION

### EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES <sup>1</sup>	TOTAL ANNUAL PAYROLL <sup>2</sup>	AVERAGE ANNUAL SALARY <sup>3</sup>
CURRENT NUMBER FULL-TIME	28	795,137	27,419
CURRENT NUMBER PART-TIME	1		
NUMBER RETAINED FULL-TIME	28	795,137	27,419
NUMBER RETAINED PART-TIME	1		
NUMBER ADDITIONAL FULL-TIME	2	45,000	22,500
NUMBER ADDITIONAL PART-TIME	0		

Check the boxes below if the jobs to be created will provide the listed benefits:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Pension Plan          | <input checked="" type="checkbox"/> Major Medical Plan | <input checked="" type="checkbox"/> Disability Insurance |
| <input checked="" type="checkbox"/> Tuition Reimbursement | <input checked="" type="checkbox"/> Life Insurance     | <input type="checkbox"/> Dental Insurance                |

List any benefits not mentioned above: \_\_\_\_\_

When will you reach the levels of employment shown above? (Year and month) \*approximately 6/97

Types of jobs to be created as a result of this project? Production/administrative

\*Architectural firms are greatly affected by the rise and fall of the economy.

<sup>1</sup>Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

<sup>2</sup>It is to include your total annual payroll.

<sup>3</sup>Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).



## REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)  
Should be marked as **Exhibit A**.
2. Check for application fee made payable to the City of Fort Wayne.
 

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000
3. Owner's Certificate (if applicant is not the owner of property to be designated).  
Should be marked as **Exhibit B** if applicable.

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recession of any tax abatement occurring as a result of this application.

  
 \_\_\_\_\_  
 Signature of Applicant

May 29, 1996

\_\_\_\_\_  
Date

Victor L. Martin, Partner

\_\_\_\_\_  
Typed Name and Title of Applicant



## MEMORANDUM

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TO: Common Council Members

FROM: Staci Walter *Staci*  
Economic Development Specialist, Department of Economic Development

DATE: June 4, 1996

SUBJECT: Real Property Tax Abatement Application dated May 29, 1996 for Baker Street Station, LLP  
Address: 231 Baker Street

### Background

**Description of Product or Service Provided by Company:** Baker Street Station, LLP is the leasing agent for office space in the Baker Street Train Station. Baker Street Station's first tenant will be Martin, Riley & Mock, Inc. which provides architectural design and roof consulting services.

**Description of Project:** Improvements to the train station will be made in two phases. The first phase will include new electrical and mechanical systems, new windows, new interior surfaces and finishes for the new office space. Exterior walls will be insulated. In phase two, the project will be completed with new electrical, minor mechanical, new interior surfaces etc. for the other half of the building.

Total Project Cost:	\$900,000	Number of Full Time Jobs Created:	2
Councilmanic District:	4	Number of Part Time Jobs Created:	0
Existing Zoning of Site:	M3	Average Annual Wage of Jobs Created:	\$22,500
		Number of Full Time Jobs Retained:	28
		Number of Part Time Jobs Retained:	1
		Average Annual Wage of Jobs Retained:	\$27,419

### **Project is Located Within:**

Designated Downtown Area:	Yes <u>X</u> No <u>  </u>	Redevelopment Area:	Yes <u>X</u> No <u>  </u>
Urban Enterprise Area:	Yes <u>  </u> No <u>X</u>	Platted Industrial Park:	Yes <u>  </u> No <u>X</u>

### Effect of Passage of Tax Abatement

Creation of 2 new, full-time jobs and the retention of 29 existing jobs. Project located in a building that has been vacant for almost seven years and is located within an Urban Renewal Area as defined by the City's Redevelopment Department.



### Effect of Non-Passage of Tax Abatement

Loss of 2 additional jobs and loss of improvements in an Urban Renewal Area.

### Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of 2 years. - *MARCH 1, 1999*
3. The period of deduction for real property should be limited to 10 years.

Signed: *Staci Walter* Title *Economic Dev. Specialist*

### Comments

A ten year deduction period is recommended, as the project is located within an Economic Development Target Area; the applicant has applied to the Neighborhood Commercial Loan Program; and the applicant is applying to membership in their merchant's association. These criteria, as defined by the City Council, allow Baker Street Station LLP to receive a ten year deduction.

DIRECTOR: *Disha Sen*  
*Sr. Econ. Devel. Specialist*

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Baker Street Station, LLC is requesting the approval of an Economic Revitalization Area for real estate improvements in the amount of \$900,000. Improvements to the train station will be made in two phases. The first phase will include new electrical and mechanical systems, new windows, new interior surfaces and finishes for the new office space. Exterior walls will be insulated. In phase two, the project will be completed with new electrical, minor mechanical, new interior surfaces etc. for the other half of the building.

EFFECT OF PASSAGE Creation of 2 new, full-time jobs and the retention of 29 existing jobs. Project located in a building that has been vacant for almost seven years and is located within an Urban Renewal Area as defined by the City's Redevelopment Department.

EFFECT OF NON-PASSAGE Loss of 2 additional jobs and loss of improvements in an Urban Renewal Area.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, savings) Anticipated first year tax savings for Baker Street Station, LLC:\$18,686. Projected additional tax revenues during a ten year period:\$94,365.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry



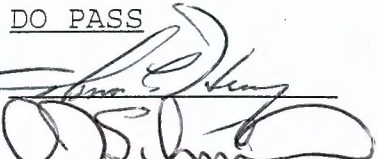
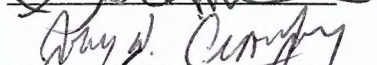

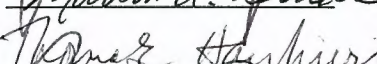


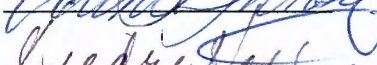
BILL NO. R-96-06-09

REPORT OF THE COMMITTEE ON  
FINANCE  
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known  
as 231 BAKER Street, Fort Wayne, Indiana (Baker Street Station, LLP)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
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DATED: 6-11-96

Sandra E. Kennedy  
City Clerk